

Final Plat Checklist

The Final Plat shall be tied to an accepted corner based on the US Government Survey or provide two ties to the West Zone of the Alabama Coordinate System, as described in Alabama Code Section 35-2-1 (1975). The City Engineer may allow resubdivisions to be tied to the original subdivision. This plat shall also include the following:

- Title, graphic scale, north arrow, name and registration number of the subdivision designer, and the date, together with the quarter section(s) in which the subdivision is located.
- Tract boundary lines, right-of-way lines of streets, easement, and other rights-of-way, and property lines of lots, with accurate dimensions, bearings, or deflection angles, radii, arcs, and central angles of all curves.
- Right-of-way width of each street or other right-of-way.
- The locations and dimensions of all easements, together with the statement required by Section 4.10 of these regulations.
- Number to identify each lot or building.
- The purpose for which sites, other than residential lots, are dedicated or reserved.
- Minimum setback lines on all lots, as required by Section 4.6 of these regulations.
- Reference to recorded subdivision plats of adjoining platted land, by plat book and page number.
- Space for the approval of the City Engineer, the Secretary of the Planning Commission, and the authorized representative of the Health Department. If the subdivision is located outside the Corporate Limits of Tuscaloosa, then space shall be provided for approval of the County Engineer and the County Planner.
- Certificates and acknowledgements for the designer and owner, as required in Section 35-2-51 of the Code of Alabama, 1975. The designer shall further execute the current Certificate of Standards of Practice for land surveying in Alabama.
- If the plat depicts a PUD with private streets, a provision for the dedication of any or all of the private streets to the public in the event that the governing body of the City determines in the future that the same is required for adequate public access to adjacent or other property or required for the public health, safety, and welfare. All such private streets shall be so identified on the plat drawing.
- Final Plats shall be drawn to a scale of not less than 1" = 100' or 1:1,000/1cm = 10m.
- Final Plats shall document the location of the subdivision according to the West Zone of the Alabama Coordinate System (refer to regulations for placement of monuments).

- Final plats containing any lots abutting the Lake Tuscaloosa Acquisition Line shall contain the following marginal note:
 - Note: The property on the lake side of the Lake Tuscaloosa Acquisition Line is property of the City of Tuscaloosa, and may not be built upon, dredged, filled, or otherwise altered except in conformity with applicable ordinances and regulations of the City and pursuant to all required permits and licenses.